

**TOWN OF BARTLETT PLANNING BOARD  
PUBLIC HEARING**

**February 4, 2019**

**Members Present:** Philip Franklin; David L. Patch; David A. Patch; David Shedd; Kevin Bennett; Kevin McEnaney; Scott Grant. **Members Absent:** None

**Also Present:** Wesley Smith of Thorne Surveys; Rick Girardin; Sheila Duane; Josh Brustin; Norman Head; Kathleen Sullivan Head.

Chairman Philip Franklin opened the meeting at 6:00 pm. He reviewed the items on the agenda, after which Scott Grant led all present in the Pledge of Allegiance.

**1. Public Hearing on Proposed Amendments to the Telecommunications Ordinance:** The Chairman advised it was necessary to adopt these amendments in order to bring the telecommunications ordinance into compliance with current state and federal standards, and specifically the mandates of RSA 12-K. He advised the town's attorney had been hired to prepare the revisions and explained how the most relevant change was that applications for co-locations and modifications to existing towers were no longer required to go before the planning board for review but went directly to the selectmen's office for issuance of a building permit. He noted the board had reviewed these amendments one-by-one at previous meetings, and asked if there were any further questions. With none, he opened the public hearing and invited any audience members with questions or comments on the proposed changes to speak.

Norman Head came forward and noted RSA 12-K now incorporated changes intended to streamline the process for co-location and modifications by sidestepping some local land-use requirements. Mr. Head said he was concerned that the town would lose control over towers. Mr. Head was advised that any new tower was still required to go to the planning board for approval, but if an existing tower was being modified by upgrading antennas to newer models, for example, or if another carrier wanted to co-locate on an existing tower, then all they needed was a building permit. David L. Patch said the selectmen would certainly review the application to ensure it complied with the requirements of a commercial building permit. Mr. Head asked whether the amendments changed the height limit for towers and was told they did not. He then quoted a provision contained in the telecommunications ordinance which allowed for the permitted vertical height of a tower to increase by either ten percent or the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater. He asked for an explanation of this wording and was advised there were two different categories of modifications; one for normal upgrades or alterations to antennas and mounts, etc. and another called "Substantial Modification" which covered what Mr. Head had just quoted. Any application for a Substantial Modification was still required to go before the planning board for a public hearing and approval. Mr. Head asked where that was stated in the ordinance and was directed to the relative section.

The Chairman asked if there were any further questions from the audience or board. With none forthcoming he closed the public hearing and called for a motion to accept the revised telecommunications ordinance as presented, and to submit it to the town clerk and selectmen's office for inclusion on the town ballot. Motion made by Scott Grant; seconded by Kevin McEnaney. Vote: All in favor.

**2. Public Hearing: RSM Bartlett Properties, LLC, (Richard Girardin), 590 US Route 302.** File: 2018-1251. This is an application for a 14-unit subdivision (7 duplexes) on a 13-acre parcel identified as Tax Map 3RT302, Lot 53R00.

Wes Smith of Thorne Surveys and applicant Rick Girardin presented and provided plans which had been revised slightly based on feedback from a December preliminary review meeting with the board. Mr. Smith said this was a fourteen-unit PUD off Route 302 consisting of seven duplex buildings, with each unit having a small garage. He said while the duplexes complied with all setback requirements from boundary lines, wetlands, and building setbacks, they were situated close together on a private looped road in order to minimize drainage impacts. He said the property consisted of very coarse, well-draining soils which been delineated by Wetland Scientist Greg Howard. Mr. Howard had also performed a HISS study. Mr. Smith pointed-out where the drainage catchbasins and ponds

were located, and said they had all been appropriately sized to handle expected runoff. He further explained how water emanating from a landscaped area surrounded by the looped road would be diverted via culverts and catchbasins. David L. Patch cautioned Mr. Smith that he believed the town's road regulations did not allow the use of catchbasins due to maintenance issues whereby they became clogged with debris and overflowed. Mr. Smith said he was not aware of that provision in the road specs, but that he would re-check. Mr. Patch suggested he meet with the selectmen before proceeding further. Mr. Smith said at this point he was here to check that the planning board had no concerns regarding the number of units, design, etc. before spending thousands of dollars in fees to apply to the state for subdivision, septic, driveway, and Alteration of Terrain approvals, etc.

Norman Head noted that one of the abutters shown on the plan was incorrect, saying the person indicated had not owned the property in years. Mr. Head said the correct owner had not received an abutter notice. Mr. Smith said that was the information shown on the tax records, but he would check and if the current owner had not been notified that he would send a certified letter to them. (After his presentation Mr. Smith checked the tax records where it was found that the correct property owner had been notified but that the name on the plan showed the previous owner. This name will be corrected.) Mr. Smith was asked about the septic systems. Rick Girardin answered and said each dwelling would have its own septic tank and would share a leachfield with the other dwelling in the duplex. Due to the exceedingly well-percolating soil, Mr. Smith said this would be a vertical leachfield proposed to be located under the parking area. He described the design and dimensions and said it would be submitted to the DES for their approval. Mr. Smith said the vertical design minimized impact to the treeline allowing more trees to remain, and advised that the planting of even more trees was planned. Mr. Girardin said it was his intention to prepare a complete forest management plan prior to doing any cutting. David Shedd asked whether the "monster pine tree" which he described as being six-feet in diameter, was being spared. Mr. Smith said he wasn't exactly sure where it was but they will locate it and get a coordinate on it, and will do their best to save it.

The Chairman asked about density. Mr. Smith said this was a 13.07 acre parcel, of which approximately one-fifth was being used for development. MLAR calculations showed this area would support forty-two bedrooms under Bartlett standards, distributed as fourteen 3-bedrooms units. Mr. Smith said water would be supplied by Lower Bartlett Water Precinct and their regulations also had to be met. He said he had contacted the Precinct and they were going to size the necessary waterline piping. If additional fire hydrants were required, these would also be installed. The road was being designed to meet town road standards and would have adequate provisions for emergency vehicle access. Mr. Smith finally discussed the location of culverts with Norman Head. The Chairman asked whether the board had any further questions. With none, he called for a motion to accept the application. Motion was made by David L. Patch; seconded by Scott Grant. Vote: All in favor. A motion to continue the public hearing to the March 4<sup>th</sup> meeting was made by David L. Patch; seconded by David Shedd. Vote: All in favor.

**3. Discussions with Victoria Laracy of Mt. Washington Housing Coalition and Terry O'Brien and others:**

Nobody was present for these items, thus no discussions took place.

**4. Review and Approve Minutes:** The minutes of the January 7, 2019 meeting were reviewed. There being no corrections or comments, a motion to approve was made by Scott Grant; seconded by David L. Patch. Vote: 5-0-2, with David A. Patch and Kevin McEnaney abstaining since they had not attended the meeting. There were no minutes for the January 15 work session since the meeting was not held.

**5. Mail and Other Business:**

- Correspondence listed on the agenda was reviewed.
- Chairman Franklin advised he would likely not be available to attend the February 19 work session.

There being no other business, a motion to adjourn was made by Scott Grant, seconded by David L. Patch. Vote: All in favor. The meeting adjourned at 6:55 pm.

Respectfully submitted,  
Barbara Bush, Recording Secretary